

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #****Project Title:** Initial Study, Negative Declaration and Zone Change (ZC) 183Lead Agency: City of California CityContact Person: William T. Weil, Jr., City ManagerMailing Address: 21000 Hacienda Blvd.Phone: (760) 373-7170City: California City, CAZip: 93505-2293County: Kern**Project Location:** County: KernCity/Nearest Community: California CityCross Streets: North Loop Blvd. and Hacienda Blvd.Zip Code: 93505Longitude/Latitude (degrees, minutes and seconds): -117 ° 57 ' 44. " N / 35 ° 7 ' 56. " W Total Acres: 13.61Assessor's Parcel No.: 208-080-12 and 208-080-34Section: 24Twp.: 32SRange: R37EBase: MDB&MWithin 2 Miles: State Hwy #: NoWaterways: NoAirports: NoRailways: NoSchools: Yes**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☒ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☐ Other: \_\_\_\_\_☐ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: \_\_\_\_\_**Development Type:**☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Educational: \_\_\_\_\_☐ Recreational: \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Transportation: Type \_\_\_\_\_☐ Mining: Mineral \_\_\_\_\_☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☒ Other: Community Medical Center (CMC) Future Hospital**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**

APN 208-080-34 Vacant/R1/Medium Density Residential and APN 208-080-12 Medical Clinics/C3/Commercial Office

**Project Description:** (please use a separate page if necessary)

The project involves Zone Change 183, an Initial Study and Negative Declaration for the purpose of rezoning the two contiguous lots owned by the East Kern Hospital District (EKHD) for the construction of a hospital in the future.

APN 208-080-34 (Longitude -117 degrees, 57 minutes, 36.3594 seconds) and Latitude 35 degrees, 7 minutes, 57 seconds)

APN 208-080-12 (Longitude -117 degrees, 57 minutes, 44.2794 seconds) and Latitude 35 degrees, 7 minutes, 56.6394 seconds)

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> Caltrans District # <u>9</u>	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Regional WQCB # <u>Lahontan</u> Region
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Fish & Game Region # <u>Central</u>	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Kern County Clerk (2)
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>U.S. Fish &amp; Wildlife Service</u>
<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> Other: <u>See Mailing List</u>
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date 9/21/11 Ending Date 11/8/11

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>City of California City</u>
Address: _____	Address: <u>21000 Hacienda Blvd</u>
City/State/Zip: _____	City/State/Zip: <u>California City, CA 93505-2293</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 9/16/11  
William T. Weil, Jr. City Manager/Planning Director

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Incorporated 1965

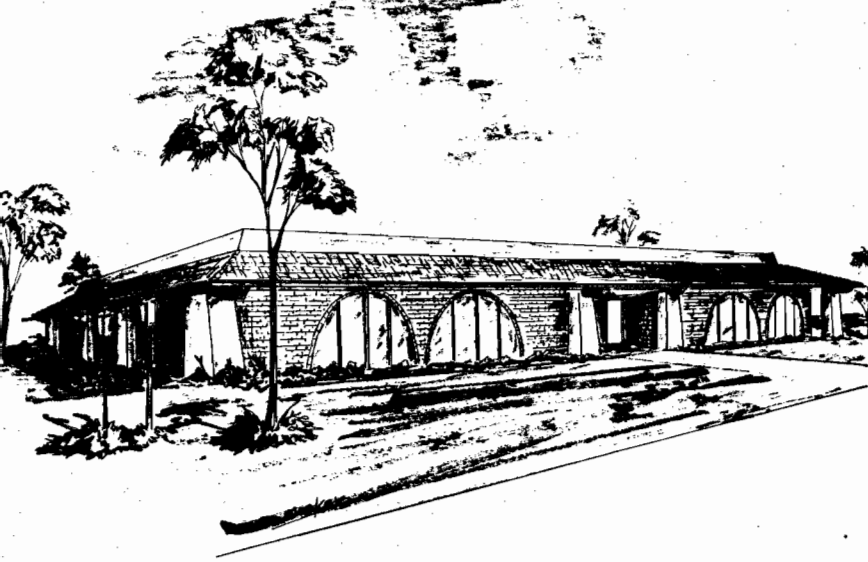
# City of California City

City Hall



PHONE (760) 373-8661

21000 HACIENDA BLVD. - CALIFORNIA CITY, CALIFORNIA 93505



September 16, 2011

FILE: Initial Study, Negative Declaration, and Zone Change 183

This Department, as Lead Agency, has determined that preparation of a Negative Declaration would be appropriate for the referenced project. As require by Section 15073 of the State CEQA Guidelines, we are submitting the proposed Negative Declaration to all responsible agencies for consultation. This consultation is requested to ensure that the environmental decision by our Department will reflect the concerns of responsible agencies involved with the project.

If a response is not received from your agency by 5:00 p.m. on Friday, November 4, 2011, this Department will assume that your agency has no comment. Should you have any questions, please contact the Planning Department at (760) 373-7141.

Sincerely,

A handwritten signature in cursive script that reads "Ronna Greene".

Ronna Greene  
Planning Technician

Attachments

**CITY OF CALIFORNIA CITY  
NOTICE OF INTENT  
PREPARATION AND CONSIDERATION  
OF NEGATIVE DECLARATION**

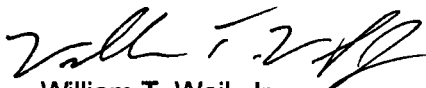
**NOTICE IS HEREBY GIVEN** that the City of California City, California, has undertaken and completed an Initial Study, Negative Declaration and Zone Change 183, located within the boundaries of California City in the County of Kern and in accordance with the provisions of the California Environmental Quality Act (CEQA) and the Guidelines for Implementation of CEQA, which have been adopted by the California Resources Agency. These properties associated with Zone Change 183 as described below are within the Central Core of the City and are a part of the Villages Specific Plan approved in 1993 with a Supplemental Environmental Impact Report (SEIR) SCH #1992072089 and also in the Redevelopment Plan and Project Area EIR SCH #1987110918.

This project has been reviewed by the Development Review Committee (DRC) and an Initial Study was conducted to determine if such an action might have a significant effect on the environment. On the basis of such Initial Study, the City's staff has concluded that Zone Change 183 could not have a significant effect on the environment and there are no events that have occurred as outlined in the Public Resources Code, Division 13 Environmental Quality, Chapter 6, Section 21166 therefore, a Negative Declaration has been prepared. A copy of the Initial Study, Zone Change 183 and Negative Declaration is on file at the City Hall, 21000 Hacienda Boulevard, California City, California, and is available for public view.

**PROJECT DESCRIPTION:** This Initial Study, Negative Declaration and Zone Change 183 were undertaken for the purpose of rezoning two contiguous lots from C3 Commercial Office and R1 Single Family Residential to CMC Community Medical Center to construct a future 25-bed hospital which is allowed in the CMC zone. The future hospital site is proposed on a 9.15-acre site south of North Loop Boulevard, also known as APN 208-080-34 and currently zoned R1 Single Family Residential and is southeast of the three existing medical clinics that are located on the southeast corner of Hacienda Boulevard and North Loop Boulevard, also known as APN 208-080-12 and a 4.46-acre site zoned C3 Commercial Office with a combined total of 13.61 acres in a portion of the south one half of Section 24, T32S, R37E, MDB&M. The lots are owned by the East Kern Hospital District (EKHD), P.O. Box 2596, 9300 North Loop Boulevard, California City, California.

**NOTICE IS FURTHER GIVEN** that the Planning Commission of California City at their meeting on Tuesday, November 8, 2011, at 6:00 p.m., in the Council Chambers located at 21000 Hacienda Boulevard, California City, California 93505, will consider the proposed Initial Study, Negative Declaration and Zone Change 183 at a public hearing. The public hearing will be conducted following the close of the 45-day review period with the State Clearinghouse. The State Clearinghouse's review period began on Wednesday, September 21, 2011 and concluding at COB on Friday, November 4, 2011. If the Planning Commission finds that Zone Change 183, could not have a significant effect on the environment, and nothing further is required it may recommend approval and forward the Initial Study, Negative Declaration and Zone Change 183 to the City Council for their consideration and adoption at a subsequent public hearing (the date to be determined) and held in the Council Chambers located at 21000 Hacienda Boulevard, California City, California 93505.

**ANY PERSON WISHING TO BE HEARD** on this matter may appear and speak at the Planning Commission meeting or may submit their comments in writing, directly to the City.

  
William T. Weil, Jr.  
City Manager/Planning Director

September 16, 2011

**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW  
AN INITIAL STUDY, NEGATIVE DECLARATION,  
AND ZONE CHANGE 183  
BY PLANNING COMMISSION**

This is to advise that the City of California City Planning Department has prepared a Negative Declaration for the project identified below. As mandated by State law, the minimum public review period for this document is 45 days. The comment period closes on Friday, November 4, 2011 at 5:00 p.m., COB. The Initial Study, Negative Declaration and Zone Change 183 are available for review at the Planning Department, City of California City, 21000 Hacienda Boulevard, California City, California 93505.

A public hearing has been scheduled with the California City Planning Commission on Tuesday, November 8, 2011, at 6:00 p.m., in the Council Chambers, City of California City, 21000 Hacienda Boulevard, California City, California 93505. If the Planning Commission finds that Zone Change 183, could not have a significant effect on the environment, and nothing further is required it may recommend approval and forward the Initial Study, Negative Declaration and Zone Change 183 to the City Council for their consideration and adoption at a subsequent public hearing (the date to be determined) and held in the Council Chambers at 21000 Hacienda Boulevard, California City, California 93505.

Testimony at future public hearings may be limited to those issues raised during the public review period either orally or submitted in writing by 5:00 p.m. the day the comment period closes.

**Project Title:** Initial Study, Negative Declaration and Zone Change 183.

**Project Location:** The project involves two contiguous lots located in the City of California City, County of Kern, California, at the southeast corner of Hacienda Boulevard and North Loop Boulevard, in a portion of the south one half of Section 24, T32S, R37E, MDB&M, the Latitude for APN 208-080-12 is 35.1324 and the Longitude is -117.9623 (4.46 acres) and the Latitude for APN 208-080-34 is 35.1325 and the Longitude is -117.9601 (9.15 acres) for a combined total of 13.61 acres.

**Project Description:** This Initial Study, Negative Declaration and Zone Change 183 were undertaken for the purpose of rezoning two contiguous lots owned by the East Kern Hospital District (EKHD), P.O. Box 2596, 9300 North Loop Boulevard, California City, California for a future 25-bed hospital to serve the City and other surrounding communities that are geographically isolated.

For further information, please contact the Planning Department at (760) 373-7141 or William T. Weil, Jr., City Manager/Planning Director.



WTWJ:rg (9/16/11)

## **INITIAL STUDY AND ENVIRONMENTAL CHECKLIST FORM**

1. **Project Title:** Initial Study, Negative Declaration and Zone Change 183
2. **Lead Agency Name and Address:** City of California City, 21000 Hacienda Boulevard, California City, California 93505-2293
3. **Contact Person and Phone Number:** William T. Weil, Jr., City Manager/Planning Director
4. **Project Location:** The project involves two contiguous in the City of California City, County of Kern, California, at the southeast corner of Hacienda Boulevard and North Loop Boulevard, in a portion of the south one half of Section 24, T32S, R37E, MDB&M, the Latitude for APN 208-080-12 is 35.1324 and the Longitude is -117.9623 (4.46 acres) and the Latitude for APN 208-080-34 is 35.1325 and the Longitude is -117.9601 (9.15 acres) for a combined total of 13.61 acres.
5. **Project Sponsor's Name and Address:** East Kern Hospital District (EKHD), P.O. Box 2596, 9300 North Loop Boulevard, California City, California.
6. **General Plan Designation:** APN 208-080-34 Single Family Residential (R1) and APN 208-080-12 Commercial Office (C3).
7. **Zoning:** APN 208-080-34 is zoned R1 and APN 208-080-12 is zoned C3.
8. **Description of the Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)  
  
The project involves Zone Change 183, an Initial Study and Negative Declaration for the purpose of rezoning the two contiguous lots owned by the East Kern Hospital District (EKHD) for the construction of a hospital in the future.
9. **Surrounding Land uses and Setting:** (Briefly describe the project's surroundings)  
  
Northwest is Neighborhood Commercial (C1), West is Residential Multiple Family (RM2), South is Single Family Residential (R1), East is Single Family Residential (R1), North and Northeast is Residential Multiple Family (RM2).
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).** Distribution of this document is appropriate to the following agencies:

See page 5.

# LIST OF AGENCIES

AGENCY	QTY TO BE MAILED
STATE CLEARINGHOUSE 1400 TENTH STREET SACRAMENTO CA 95812-3044	15
COUNTY CLERK COUNTY OF KERN 1115 TRUXTUN AVE - FIRST FLOOR BAKERSFIELD CA 93301-4639	2
KERN COUNCIL OF GOVERNMENTS ATTN MARILYN BEARDSLEE 1401 19 <sup>TH</sup> ST STE 300 BAKERSFIELD CA 93301	1
ALAN BAILEY VERIZON TELEPHONE CO 520 SO CHINA LAKE BLVD RIDGECREST CA 93555	1
MARK GOWIN SOUTHERN CALIFORNIA EDISON 510 SO CHINA LAKE BLVD RIDGECREST CA 93555	1
HENRY BRIGGES THE GAS COMPANY TECHNICAL SERVICES DEPARTMENT 9400 OAKDALE AVE CHATSWORTH CA 91313-2300	1
SCOTT KIERNAN SUSTAINABILITY OFFICER/ ENCROACHMENT PREVENTION MGMT AFFTC/XPT 1 SOUTH ROSAMOND BLVD EDWARDS AFB, CA 93524-1036	1
JUDY HOHMAN US FISH & WILDLIFE SERVICE 2093 PORTOLA RD STE B VENTURA CA 93003	1
LINDA CONNOLLY DEPT OF FISH & GAME CENTRAL REGION 1234 EAST SHAW AVE FRESNO CA 93710	1

**LIST OF AGENCIES (CONTINUED)**

<b>AGENCY</b>	<b>QTY TO BE MAILED</b>	
CAL-TRANS DISTRICT 9 CEQA COORDINATOR 500 SO MAIN ST BISHOP CA 93514	1	
JERRY HELT HELT ENGINEERING 2930 UNION AVE BAKERSFIELD CA 93305	1	
LAFCO 5300 LENNOX AVE STE 303 BAKERSFIELD CA 93301-1662	1	
EKAPCD 2700 M STREET STE 302 BAKERSFIELD CA 93301	1	
LINDA ADAMS CALIFORNIA REGIONAL QUALITY CB LAHONTAN REGION - VICTORVILLE OFFICE 14440 CIVIC DR STE 200 VICTORVILLE CA 92392	1	
DAVE SINGLETON NATIVE AMERICAN HERITAGE COM 915 CAPITOL MALL ROOM 364 SACRAMENTO CA 95814	1	
AARON HAUGHTON DISTRICT SUPERINTENDENT MOJAVE UNIFIED SCHOOL DISTRICT 3500 DOUGLAS AVE MOJAVE CA 93501	1	
KERN VALLEY INDIAN COMMUNITY RON WERMUTH, CHAIRPERSON P.O. BOX 168 KERNVILLE CA 93238	1	
TEHACHAPI INDIAN TRIBE CHARLIE COOK 32835 SANTIAGO ROAD ACTION, CA 93510	1	
DELIA DOMINGUEZ 981 NORTH VIRGINIA COVINA, CA 91722	1	(Rep. Yowlumne & Kianemuk Tribes)



**LIST OF AGENCIES (CONTINUED)**

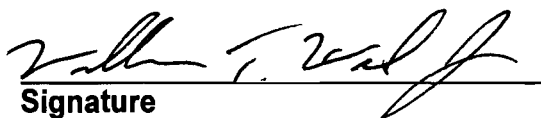
<b>AGENCY</b>	<b>QTY TO BE MAILED</b>
EUGENE ALBITRE 3401 ASLIN STREET BAKERSFIELD, CA 93312	1 (Rep. Diegueno Tribe)
DR ROBERT YOHE, COORDINATOR CAL STATE UNIVERSITY BAKERSFIELD 9001 STOCKDALE HIGH BAKERSFIELD CA 93311	1
KERN CO ENVIRONMENTAL HEALTH 2700 M STREET STE 300 BAKERSFIELD CA 93301	1
EKHD MARY ANN LEBLANC EKHD ADMINISTRATOR PO BOX 2596 CALIFORNIA CITY CA 93504	1
CALIFORNIA CITY POLICE DEPT CHIEF ERIC HURTADO 21130 HACIENDA BLVD CALIFORNIA CITY CA 93505	1
CALIFORNIA CITY FIRE DEPT CHIEF MIKE GARCIA 20890 HACIENDA BLVD CALIFORNIA CITY CA 93505	1
CALIFORNIA CITY EDC CORP 8001 CALIFORNIA CITY BLVD CALIFORNIA CITY CA 93505	1

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below ( ☒ ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Mandatory Findings of Significance
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	

**DETERMINATION: (To be completed by the Lead Agency). On the basis of this initial evaluation:**

I find that the proposed project COULD NOT have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.	<b>X</b>
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

  
Signature

September 16, 2011  
Date

William T. Weil, Jr.  
Printed Name

City Manager/Planning Director  
Title

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in its explanation following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e. g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e. g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:
  - (a) Earlier Analysis Used. Identify and state where they are available for review.
  - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address the site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

- 9) The explanation of each issue should identify: (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significant.

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**1. AESTHETICS.** Would the project:

a) Have a substantial adverse effect on a scenic vista? The area is populated with a mixture of homes and apartment complexes with fences in the central core of the community to the north and west. There is undeveloped commercial land to the northwest. To the south and east is undeveloped land currently zoned for single family homes. All major utilities are within a reasonable distance. However, the rezoning of the two contiguous lots to Community Medical Center (CMC) for the purpose of building a future 25-bed hospital will benefit the City and surrounding communities and compliment the existing medical clinics.			X	
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. The area is highly disturbed and development would not threaten any scenic resources, trees, rock outcroppings, and there are no historic buildings.				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings? The site is in a populated area of central core with major utilities within a reasonable distance. The site has existing medical clinics to the west and to the east will be a proposed 25-bed hospital. The benefit to the residents of the City and surrounding geographically isolated communities with jobs and medical services far out weighs any degradation of visual character and the quality of the site would be improved with landscaping.			X	
d) Create a new source of substantial light. Light or glare from the future development of this site would be faced downward to greatly reduce or eliminate any glare. Street lighting is presently along North Loop Boulevard.			X	

**2. AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? This site is privately owned by the East Kern Hospital District (EKHD). It is not farmland and there is no impact.				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? No. The sites are currently zoned commercial office and single family residential. Rezoning the two contiguous lots to Community Medical Center (CMC) and establishing a hospital site within reasonable distance to major utilities would be a valuable asset to the City's residents and surrounding geographically isolated communities.				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? No. The property is in the Central Core of the City where there is no farmland.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------------------------------------------	---------------------------------	----------------------------------------------------	------------------------------	-----------

<b>3. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? No. North Loop Boulevard and Hacienda Boulevard are major paved roads within the City.				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? No. During any future construction the site will be watered down to prevent blowing dust which is the City's standard procedure during construction. The site will have ample off street parking for employees and visitors to the site and it will be landscaped.			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? No. North Loop Boulevard and Hacienda Boulevards are main paved boulevards with smaller paved streets leading from residential homes and apartment complexes to the main boulevards.				X
d) Expose sensitive receptors to substantial pollutant concentrations? No. There would be no sensitive receptors exposed to substantial pollutant concentrations.				X
e) Create objectionable odors affecting a substantial number of people? No. The site is isolated on the south side of North Loop Boulevard with a golf course surrounding it to the south, east, and vacant land zoned for single family residential homes. North Loop Boulevard and Hacienda Boulevard to the west is typically 95 feet wide however at the intersection of these boulevards the road is 130 feet wide. The conclusion is that this project would not create objectionable odors affecting a substantial number of people.				X
<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? Properties associated with Zone Change 183 are within the Central Core of the City with utilities within a reasonable distance. The sites are a part of the Villages Specific Plan approved in 1993 with a Supplemental Environmental Impact Report (SEIR) SCH #1992072089 and within the Redevelopment Plan and Project Area EIR SCH #1987110918. A Biological Resource Assessment (biota study) of the site was performed on 8/8/11. This assessment reported highly disturbed lots, desert fields surrounding the project site and the California City Golf Course is located to the south and east of the project site. According to the biota study the study area did not contain suitable habitat to support Mohave ground squirrels or desert tortoises and no mitigation for these species are recommended. Overall the project is not expected to result in a significant adverse impact to biological resources.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? No. There is no riparian habitat or other sensitive natural community in the project site.				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No. There are no federally protected wetlands in the City.				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? According to the Biological Resources Assessment (biota study) no burrowing owls or sign were observed within the study site. It is recommended that a survey for burrowing owls should be conducted within 30 days prior to ground disturbing activities if this study site is not developed by February 2012. If burrowing owls are discovered during survey, consultation should be conducted with the CDFG to determine if mitigation for this species is required.			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No. Landscape design would incorporate the use of native plants to the maximum extent feasible as recommended in the Biological Resource Assessment (biota study). Also included in the Villages Specific Plan Community Design and in the City's Zoning Code recommends xeriscaping using drought-tolerant plants and trees.				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan? No. Projects are reviewed on a case-by-case basis.				X
<b>5. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? No. There are no historical buildings on or near the site. However, if historical resources are found during excavation, all work will be suspended until the area has been thoroughly examined. Such discoveries may result in delays in development as each project applicant must individually negotiate mitigation with the overseeing governmental agencies.			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? No. If archaeological resources are found during excavation, all work will be suspended until the area has been thoroughly examined. Such discoveries may result in delays in development as each project applicant must individually negotiate mitigation with the overseeing governmental agencies.			X	

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No. However, if a unique paleontological resource or site or unique geologic feature are found during excavation, all work will be suspended until the area has been thoroughly examined. Such discoveries may result in delays in development as each project applicant must individually negotiate mitigation with the overseeing governmental agencies.			X	
d) Disturb any human remains, including those interred outside of formal cemeteries? No. However, if human remains are found during excavation, all work will be suspended until the area has been thoroughly examined. Such discoveries may result in delays in development as each project applicant must individually negotiate mitigation with the overseeing governmental agencies.			X	
<b>6. GEOLOGY AND SOILS.</b> Would the project				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. No. There are no known faults on or near the project site.				X
ii) Strong seismic ground shaking? No. There are no known faults on or near the project site. However, seismic ground shaking and seismic-related ground failure and liquefaction could occur without warning in any location in the state of California.				X
iii) Seismic-related ground failure, including liquefaction? No. There are no known faults on or near the project site. However, seismic ground shaking and seismic-related ground failure and liquefaction could occur without warning in any location in the state of California.				X
iv) Landslides? No. Landslides are highly unlikely due to the terrain of the project area. According to the Biological Resource Assessment (biota study) the topography of the study area is approximately 2,310 to 2,330 feet (704 to 710 m) above sea level and there were no drainages or streambed features observed within the study area.				X
b) Result in substantial soil erosion or the loss of topsoil? No. There were no drainages or streambed features observed within the study area according to the Biological Resource Assessment (biota study). Landscaping design will be incorporated using native plants to the maximum extent feasible as recommended in the Biological Resource Assessment (biota study). Also included in the Villages Specific Plan Community Design and in the City's Zoning Code recommends xeriscaping using drought-tolerant plants and trees to minimize loss of topsoil or soil erosion. Landscaped areas will be of a size to provide adequate onsite drainage.				X



Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? No. Landslides are highly unlikely due to the terrain of the project area. The future developer of the project will provide a soils report and the condition of the soil will be analyzed prior to construction.				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? No. The future developer of project will provide a soils report and the condition of the soil will be analyzed prior to construction.				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? The existing buildings and the future 25-bed hospital will be connected to the 12-inch sewer line that runs along North Loop Boulevard.				X
<b>7. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? No. The existing medical clinics and future 25-bed hospital will dispose of hazardous materials in the appropriate manner as they have done in the past and will do so in the future.				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? No. The existing medical clinics presently have systems in place for proper disposal. The future 25-bed hospital not currently developed is subject to development standards and final approval including the proper dispose of hazardous materials.			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No. There is no school within one-quarter of mile of any existing or proposed school.				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? No. According to the Cortese List, there are no hazardous material sites in the City of California City.				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? No. This project is not within two miles of a public airport or public use airport.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No. There are no private airstrips within the jurisdictional boundaries of the City.				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No. This project would not impair or physically interfere with the City's adopted emergency response plan or emergency evacuation plan.				X
h) Expose people or structures to a significant risk of loss, injury or death including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? No. There are no wildlands in the vicinity of this project. There is desert vacant land to the south and east with sparse vegetation and highly disturbed land that poses a risk of fire which is possible with any desert vacant land. The property is located on the south side of North Loop Boulevard it is not heavily populated.				X
<b>8. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements? No. The existing medical clinics and the development of the future site is serviced by all major utilities including water and sewer.				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? The zone change was reviewed by the local Development Review Committee (DRC) with the understanding that the site would be for future development of a 25-bed hospital and the City staff was confident this project would have no effect on the groundwater supplies or interfere substantially with groundwater recharge.				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? No. According to the Biological Resource Assessment (biota study) the topography of the study area is approximately 2,310 to 2,330 feet (704 to 710 m) above sea level and there were no drainages or streambed features observed within the study area.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? No. According to the Biological Resource Assessment (biota study) the topography of the study area is approximately 2,310 to 2,330 feet (704 to 710 m) above sea level and there were no drainages or streambed features observed within the study area. The existing medical clinics have onsite drainage through landscaping features. All future facilities will be designed with onsite drainage through landscaping features and retain any water on site.				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? No. All storm water drainage is retained onsite for the existing structures and will be for any future development.				X
f) Otherwise substantially degrade water quality? No. Future development of the project will not substantially degrade water quality.				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? No. The property is in Flood Zone X and area of minimal flooding according to FEMA Flood Panel #06029C2940C FEMA effective date 9/26/08.				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? No. According to the Biological Resource Assessment (biota study) the topography of the study area is approximately 2,310 to 2,330 feet (704 to 710 m) above sea level and there were no drainages or streambed features observed within the study area. The property is in Flood Zone X and area of minimal flooding according to FEMA Flood Panel #06029C2940C FEMA effective date 9/26/08.				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? No. There are no levees or dams anywhere in the vicinity. The property is in Flood Zone X and area of minimal flooding according to FEMA Flood Panel #06029C2940C FEMA effective date 9/26/08.				X
j) Inundation by seiche, tsunami, or mudflow? No. According to the Biological Resource Assessment (biota study) the topography of the study area is approximately 2,310 to 2,330 feet (704 to 710 m) above sea level and there were no drainages or streambed features observed within the study area. The property is in Flood Zone X and area of minimal flooding according to FEMA Flood Panel #06029C2940C FEMA effective date 9/26/08.				X

**9. LAND USE AND PLANNING.** Would the project:

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Physically divide an established community? No. This project would not divide the community.				X
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? No. This project does not conflict with any applicable land use plan, policy or regulation of the agency including the Villages Specific Plan adopted in 1993.				X
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan? No. The sites are a part of the Villages Specific Plan approved in 1993 with a Supplemental Environmental Impact Report (SEIR) SCH #1992072089 and within the Redevelopment Plan and Project Area EIR SCH #1987110918.				X
<b>10. MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? No. There are no mineral resources in the project area.				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No. There are no mineral resources in the project area.				X
<b>11. NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? No. There would be no generation of noise levels in excess of standards established in the general plan or noise ordinance adopted by the City.				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? No. There would be no excessive groundborne vibration or groundborne noise levels as established in the general plan or noise ordinance adopted by the City.				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? No. There would be no permanent increase in ambient noise levels in the project vicinity above levels existing without the project. North Loop Boulevard and Hacienda Boulevard are main thoroughfares in the City where the project site is located, emergency response vehicles entering the future hospital facility would do so without additional noise as required by City standards.				X

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? No. There would be no substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. North Loop Boulevard and Hacienda Boulevard are main thoroughfares in the City where the project site is located, emergency response vehicles entering the future hospital facility would do so without additional noise as required by City standards.				X
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e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No. The project site is not within two miles of a public airport or public use airport.				X
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f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No. There are no private airstrips within the jurisdictional boundaries of the City.				X
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**12. POPULATION AND HOUSING.** Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? No. There are no direct or indirect substantial population growth expected to result from the development of this project. The future development of a hospital will bring new job opportunities however, it is not expected to create additional housing. The economic downturn in the national housing market and global recession has created a surplus of homes and apartments both locally as well as statewide. The increase in the housing inventory is attributed to foreclosures and relocation due to loss of employment. Due to these factors affordable housing is available in the City and is not expected to create additional construction of new homes or apartments. The project site is serviced with major utilities including sewer and major thoroughfares.				X
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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No. This project site is vacant land and will not displace any existing housing, necessitating the construction of replacement housing. The economic downturn in the national housing market and global recession has created a surplus of homes and apartments both locally as well as statewide. The increase in the housing inventory is attributed to foreclosures and relocation due to loss of employment. Due to these factors affordable housing is available in the City and is not expected to create additional construction of new homes or apartments.				X
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Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No. This project site is vacant land and will not displace any people, necessitating the construction of replacement housing. The economic downturn in the national housing market and global recession has created a surplus of homes and apartments both locally as well as statewide. The increase in the housing inventory is attributed to foreclosures and relocation due to loss of employment. Due to these factors affordable housing is available in the City and is not expected to create additional construction of new homes or apartments.				X
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**13. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection? No. Any new construction of a 25-bed hospital will be equipped with automatic sprinklers as required by the local fire department.				X
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b) Police protection? No. Any new construction of a 25-bed hospital will have onsite security services and personnel.				X
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c) Schools? No. The local school district has completed construction on the new elementary school and the new high school for a total of four schools servicing over 2,000 students grades K-12 in the City. Cerro Coso Community College has purchased property within the City for a future Southern Outreach Campus that will service the local residents and surrounding geographically isolated communities including Edwards AFB.				X
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d) Parks? No. The City has an 80-acre central park and a 15-acre neighborhood park site northwest of the central core.				X
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e) Other public facilities? No.				X
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**14. RECREATION.**

a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? No. The City has recently completed construction on the Strata Center a new parks and recreation facility and Scout Island. The parks and recreational facilities are used for the general public and organized Little League, AYSO, Youth Football, Boy Scouts, Girls Scouts and after school programs.				X
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? No. The future project would be for out patient and in patient medical care.				X
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**15. TRANSPORTATION/TRAFFIC.** Would the project:

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? No. North Loop Boulevard and Hacienda Boulevard are main thoroughfares in the City and the expected traffic would not be substantial in relation to the existing traffic load and capacity of the street system. During the construction of the 25-bed hospital a traffic study will be completed to insure adequate access to the site.			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? No. North Loop Boulevard and Hacienda Boulevard are main thoroughfares in the City and the expected traffic would not be substantial in relation to the existing traffic load and capacity of the street system. During the construction of the 25-bed hospital a traffic study will be completed to insure adequate access to the site.			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? No. The City has access to a emergency medical evacuation helicopter that lands safely, with the assistance of our local police and fire departments anywhere necessary in the City.				X
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e. g. farm equipment)? No. Ingress and egress to and from the hospital site will be controlled with appropriate turn lanes and there are no sharp curves. North Loop and Hacienda Boulevards are extremely wide at the intersection (130 feet) and the remaining width of the straight-away is 95 feet which is average for boulevards in the City. During the construction of the 25-bed hospital a traffic study will be completed to insure adequate access to the site.			X	
e) Result in inadequate emergency access? No. During the construction of the 25-bed hospital a traffic study will be conducted by the developer to insure adequate emergency access to the site.			X	
f) Result in inadequate parking capacity? No. The developer will adhere to the parking requirements and present the plans for onsite parking to the local Development Review Committee (DRC) for approval..				X
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? No. The City encourages alternative transportation as outlined in the City's Bicycle Plan that meets California Streets and Highways Code Section 891.2 requirements approved by City Council and Kern Council of Governments. The proposed bicycle path will extend north along Hacienda Boulevard and could incorporate a bicycle entrance off of Hacienda Boulevard into the facilities. Local Dial-A-Ride is available to residents needing transportation to and from the local medical facilities.				X

**16. UTILITIES AND SERVICE SYSTEMS.** Would the project:

Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No. The project would not exceed wastewater treatment requirements.				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No. There is adequate capacity and would not require the construction or expansion of existing wastewater treatment facilities.				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No. The project would not result in the construction or expansion of storm water drainage facilities.				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? No new entitlements are expansion is needed. The City has sufficient water supplies available to serve the project from existing entitlements and resources.				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? There is adequate capacity to serve the project and the provider's existing commitments.				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? The project would served by the City's contracted provider.				X
g) Comply with federal, state, and local statutes and regulations related to solid waste? Yes. The project will comply with all local statutes and regulations related to solid waste.				X

#### 17. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No. This project does not have the potential to degrade the quality of the environment or substantially reduce wildlife species or threaten examples of California history or prehistory.				X
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Issues and Supporting Information Sources	Potentially Significant Impacts	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? No. Consideration has been given to individual and cumulative effects and this project will not impact past, current, or future commercial developments.				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? No. This project will benefit human beings and improve their quality of life by providing local medical in patient and out patient services quickly and efficiently, greatly improving their chances for survival.				X

END OF DOCUMENT

**Development Review Committee (DRC)**  
**Initial Review of Checklist and Application**  
**DRC 11-13/ZC 183**  
**Tuesday, August 9, 2011, 10:30 a.m.**

**Project Description:**

East Kern Hospital District (EKHD), P.O. Box 2596, 9300 North Loop Blvd., California City, CA is requesting a Development Review Committee (DRC) for the purpose of rezoning two lots. This rezoning is necessary for EKHD to allow a private developer to construct a future hospital. This action would be known as Zone Change (ZC) 183. Mary Ann LeBlanc, EKHD Administrator has been designated EKHD's Agent for this project. Fees are pending until the EKHD Board meets and approves the application on Tuesday, August 2, 2011. Staff is proceeding with DRC to allow ample time for City staff to review and comment.

**Project Location:**

The APN 208-080-12 (4.46 acres) and APN 208-080-34 (9.15 acres) located at in the South one half of Section 24, Township 32 South, Range 37 East, MDB&M east of Hacienda Blvd and south of North Loop Blvd. Also known as 9278 North Loop Blvd., 9300 North Loop Blvd., and 9350 North Loop Blvd. These medical offices encompass approximately .46 acres of the 4.46-acre parcel the remaining 4 acres and the 9.15 acres to the east is desert vacant land.

**Land use.**

  X   Is the project appropriate for the zoning? No. The property requires a zone change and this application is the initial process toward completing Zone Change 183. Rezoning requires at least two contiguous lots. The current zoning is C3 Medical Offices on the 4.46 acres and R1 Single Family Residential on the 9.15 acres to CMC Community Medical Center the combined total of the two lots are 13.61 acres.

  X   Are set backs appropriate? N/A. Yes the existing buildings have the appropriate set backs in commercial zones it is a zero lot line.

**CEQA.**

  X   This project will require the filing of a Negative Declaration and a 45-day review period with the State Clearinghouse to allow responsible agencies to comment prior to scheduling public hearings with the Planning Commission and City Council. A biota study has been performed and will accompany the Initial Study, Negative Declaration and Zone Change documents to the State Clearinghouse. The biota study was not available at the time of distribution to staff and should be presented to the Planning Technician on August 9<sup>th</sup> at DRC if not sooner. These properties are included in the Villages Specific Plan approved in 1993 with a Supplemental Environmental Impact Report (SEIR) SCH #1992072089 and also in the Redevelopment Plan and Project Area EIR SCH #1987110918.

**Sewer.**

  X   Requirements? Sewer is available with a 12-inch sewer line running along North Loop Boulevard, see the attached site plan.

**Streets.**

- X   Ingress/Egress? Yes from North Loop Boulevard for the existing structures. Future construction development will be the responsibility of the developer to provide at DRC.
- X   Curb, gutter, sidewalks? Yes the existing do have curb, gutter, sidewalks. Future construction development will be the responsibility of the developer to provide at DRC.

**Parking.**

- X   Requirements? The existing parking for 9278 North Loop Blvd. has 13 regular and two handicapped spaces, 9300 and 9350 North Loop Blvd. has 22 regular and three handicapped spaces and is shared parking. The total combined parking spaces is 35 regular and 5 handicapped. Future construction development will be the responsibility of the developer to provide at DRC.

**Fencing.**

- X   Requirements? There is no fencing.

**Street Lighting.**

- X   Requirements? Yes along North Loop Blvd.

**Fire Protection.**

- X   Requirements? Yes. There is one fire hydrant approximately 500 feet on the north side of North Loop Blvd. see the attached Site Plan. This fire hydrant is approximately 600' from 9278 North Loop Blvd., 500' from 9300 North Loop Blvd. and 400' from 9350 North Loop Blvd. None of the buildings have an automatic sprinkler system and North Loop Blvd. has a 12" water line. Future construction development will be the responsibility of the developer to provide at DRC.

A knox box and fire extinguisher is required as specified by the Fire Department. Other fire protection requirements may apply.

**Landscaping.**

- X   There is landscaping in the front of the existing buildings and future construction development will be the responsibility of the developer to provide at DRC.

**Trash Enclosure.**

- X   Yes. The existing buildings do have one trash enclosure and the second is a 3-yard bin with no enclosure and shown in the photos. Future construction development will be the responsibility of the developer to provide at DRC.

**Other.**

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Initial Review of Checklist and Application  
DRC 11-13

**Notes (If Any):**

Completed DRC: Jan 28, City Manager Date: 8/9/11  
City Official and Title

Scheduled Planning Meeting : YES following 45-day review period with the State Clearinghouse.

Continued DRC Date: N/A (If Applicable)

I, the undersigned, understand all requirements for the project discussed before the California City Development Review Committee meeting on this date and understand that no action will be taken by the Planning Department until all requirements are fulfilled.

Applicant Signature: Mary Ann LeBlanc Date: 8/9/11  
Mary Ann LeBlanc  
EKHD Administrator

Owner/Agent's Signature: Bob Smith Date: 8/9/11  
Bob Smith  
EKHD President

**LEGEND**

REVISED

October 16, 2007

JURISDICTION

CITY OF CALIF. CITY

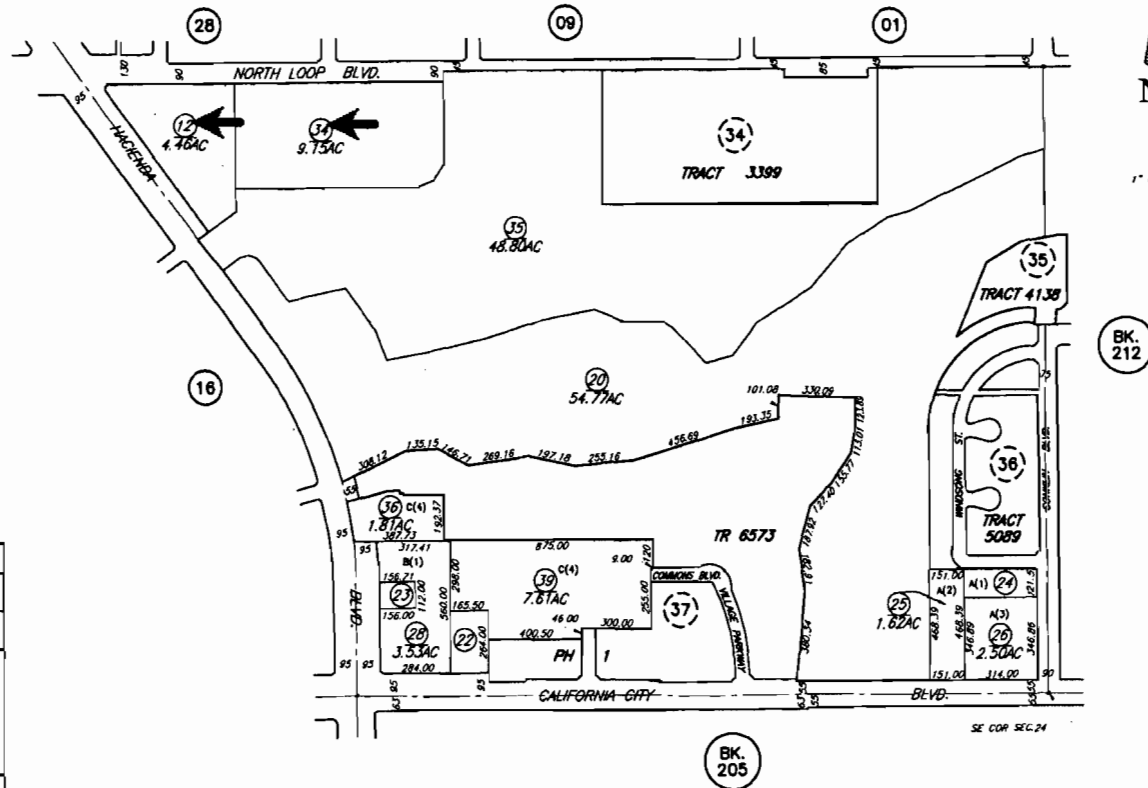
SUBD. KEY

REF. SUBD.  
 A. VM 11406  
 B. PM 11294  
 C. PM 11295

(LOT DESIGNATIONS IN PARENTHESES)

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 purposes of zoning or  
 subdivision law.



ASSESSORS MAP NO. 208-08  
 COUNTY OF KERN

Biological Resource Assessment of  
APNs 208-080-12 and 208-080-34  
California City, California

August 8, 2011

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B.S. Degree, Wildlife Management  
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# Biological Resource Assessment of APNs 208-080-12 and 208-080-34, California City, California

Mark Hagan, Wildlife Biologist, 44715 17th Street East, Lancaster, CA 93535

## Abstract

Rezoning for commercial development has been proposed for APNs 208-080-12 and 208-080-34. The approximately 15 acre (6.0 ha) study area was located south of North Loop Boulevard and east of Hacienda Boulevard, T32S, R37E, a portion of the NE1/4 of the SW1/4 of Section 24, M.D.B.M. A portion of the north section of APN 208-080-12 was developed with existing buildings and landscape. A line transect survey was conducted on 3 August 2011 to inventory biological resources. The proposed project area was characteristic of a highly disturbed desert. A total of thirty-one plant species and sixteen wildlife species or their sign were observed during the line transect survey. No desert tortoises (*Gopherus agassizii*) or their sign were observed during the field survey. No burrowing owls (*Athene cunicularia*) or sign were observed within the study area. California ground squirrel (*Citellus beecheyi*) burrows were observed within the study site. These burrows provide potential coversites for burrowing owls. Therefore, a survey for burrowing owls should be conducted within 30 days prior to ground disturbing activities if this study site is not developed by February 2012. If burrowing owls are discovered during the survey, consultation should be conducted with the California Department of Fish and Game (CDFG) to determine if mitigation for this species is required. The proposed project site was located within the geographic range of the Mohave ground squirrel (*Spermophilus mohavensis*). Due to the condition of the habitat, the study area did not appear potentially viable to support Mohave ground squirrels. Prairie falcons (*Falco mexicanus*), Barstow woolly sunflowers (*Eriophyllum mohavense*), alkali mariposa lilies (*Calochortus striatus*), and desert cymopterus (*Cymopterus deserticola*) are not expected to occur within the study area. No other state or federally listed species are expected to occur within the proposed project area. This project is not expected to result in a significant adverse impact to biological resources. No streambed features were observed within the study area.

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Rezoning for commercial development has been proposed for APNs 208-080-12 and 208-080-34 (Figure 1). Eventual development would include installation of more facilities, parking lot, etc. Existing buildings and landscape were on a portion of the north section of APN 208-080-12 and were excluded from the field survey.

An environmental analysis should be conducted prior to any development project. An assessment of biological resources is an integral part of environmental analyses (Gilbert and Dodds 1987). The purpose of this study was to provide an assessment of biological resources potentially occurring within, or utilizing the proposed project area. Specific focus was on the presence/absence of rare, threatened and endangered species of plants and wildlife. Species of concern included the desert tortoise (*Gopherus agassizii*),





Mohave ground squirrel (*Spermophilus mohavensis*), burrowing owl (*Athene cunicularia*), prairie falcon (*Falco mexicanus*), desert cymopterus (*Cymopterus deserticola*), Barstow woolly sunflower (*Eriophyllum mohavense*) and alkali mariposa lily (*Calochortus striatus*).

## **Study Area**

The approximately 15 acre (6.0 ha) study area was located south of North Loop Boulevard and east of Hacienda Boulevard, T32S, R37E, a portion of the NE1/4 of the SW1/4 of Section 24, M.D.B.M. (Figure 2). North Loop Boulevard formed the northern boundary of the study site. Single-family homes and highly disturbed lots existed to the north of North Loop Boulevard. Hacienda Boulevard formed the western boundary of the study site. Single-family homes and highly disturbed lots existed to the west of Hacienda Boulevard. Highly disturbed desert fields occurred adjacent to the southern and eastern boundaries of the study site. A portion of the California City Golf Course was located south of the disturbed field to the south of the study site. Topography of the study area was approximately 2,310 to 2,330 feet (704 to 710 m) above sea level.

## **Methods**

A line transect survey was conducted to inventory plant and wildlife species occurring within the proposed project area (Cooperrider et al. 1986, Davis 1990). Line transects were walked in a north-south orientation. Line transects ranged from approximately 445 to 755 feet (143.5 to 243.5 m) long and spaced about 55 feet (8 m) apart (U.S. Fish & Wildlife Service 1990).

All observations of plant and animal species were recorded in field notes. Field guides were used to aid in the identification of plant and animal species (Arnett and Jacques 1981, Borror and White 1970, Burt and Grossenheider 1976, Gould 1981, Jaeger 1969, Knobel 1980, Robbins et al. 1983, Stark 2000). Observations of animal tracks, scat, and burrows were also utilized to determine the presence of wildlife species inhabiting the proposed project area (Cooperrider et al. 1986, Halfpenny 1986, Lowrey 2006, Murie 1974). A photograph of the study site was taken (Figure 3).

## **Results**

A total of twenty-four line transects were walked on 3 August 2011. Weather conditions consisted of warm temperatures (estimated 80 degrees F), 5% cloud cover on the horizon, and no to slight wind. A sandy loam surface soil texture was characteristic throughout the study area. No drainages were located within the study site.

The proposed project area was characteristic of a highly disturbed desert field. A total of thirty-one plant species were observed during the line transect survey (Table 1). The dominant perennial shrub species were rabbit brush (*Chrysothamnus nauseosis*) and



Figure 2. Approximate location of study area as depicted on excerpt from USGS Quadrangles, California City South and California City North, California, 7.5', 1973.



Figure 3. Photo looking from southeast to north. Buildings on right within project site.

Table 1. List of plant species that were observed during the line transect survey of APNs 208-080-12 and 208-080-34, California City, California.

<u>Common Name</u>	<u>Scientific Name</u>
Creosote bush	<i>Larrea tridentata</i>
Burrobush	<i>Ambrosia dumosa</i>
Allscale	<i>Atriplex polycarpa</i>
Rabbit brush	<i>Chrysothamnus nauseosis</i>
Cheesebush	<i>Hymenoclea salsola</i>
Peachthorn	<i>Lycium cooperi</i>
Hop sage	<i>Grayia spinosa</i>
Cooper goldenbush	<i>Haplopappus cooperi</i>
Goldenhead	<i>Acamptopappus sphaerocephalus</i>
Turkey mullein	<i>Eremocarpus setigerus</i>
Skeleton weed	<i>Eriogonum</i> sp.
Spotted buckwheat	<i>Eriogonum maculatum</i>
Loco weed	<i>Astragalus</i> sp.
Rattlesnake weed	<i>Euphorbia albomarginata</i>
Apricot mallow	<i>Sphaeralcea ambigua</i>
Desert straw	<i>Stephanomeria pauciflora</i>
Blue mantle	<i>Eriastrum diffusum</i>
Fiddleneck	<i>Amsinckia tessellata</i>
Indian ricegrass	<i>Oryzopsis hymenoides</i>
Desert needlegrass	<i>Stipa comata</i>
Tumble mustard	<i>Sisymbrium altissimum</i>
Red stemmed filaree	<i>Erodium cicutarium</i>
Schismus	<i>Schismus</i> sp.
Cheatgrass	<i>Bromus tectorum</i>
Russian thistle	<i>Salsola iberica</i>
Annual burweed	<i>Franseria acanthicarpa</i>
Red brome	<i>Bromus rubens</i>
Ripgut grass	<i>Bromus diandrus</i>
Bermuda grass	<i>Cynodon dactylon</i>
Foxtail barley	<i>Hordeum leporinum</i>
California aster	<i>Aster chilensis</i>

cheese bush (*Hymenoclea salsola*). The dominant annual species were cheat grass (*Bromus tectorum*) and red-stemmed filaree (*Erodium cicutarium*). No Barstow woolly sunflower, alkali mariposa lily, or desert cymopterus species or suitable habitat were observed within the study area.

A total of sixteen wildlife species, or their sign were observed during the line transect survey (Table 2). No desert tortoises or sign were observed during the field survey. No burrowing owls or sign were observed during the field survey. California ground squirrel (*Citellus beecheyi*) burrows were observed within the study site. No bird nests were observed during the field survey.

Several buildings were present within the northwest corner of the study site. Yard waste and scattered litter was observed within the study site. Concrete and asphalt debris was observed within the study site. There appeared to be portions of an old asphalt road which had become buried within the northern portion of the study site. Several dirt roads intersect the study site.

## **Discussion**

Most of the annual vegetation was desiccated at the time the field survey was conducted. It is probable that some annual species were not visible during the time the field survey was performed. Although not observed, several wildlife species would be expected to occur within the proposed project area (Table 3).

Human impacts are expected to increase as urban development continues to occur in the area. Habitat in the general area will continue to become degraded and fragmented. Burrowing animals within the proposed project area are not expected to survive construction activities. More mobile species, such as lagomorphs (rabbits and hares), coyotes (*Canis latrans*), and birds are expected to survive, but they will have less cover and foraging habitat available.

Burrowing owls are considered a species of special concern by the California Department of Fish and Game (CDFG). No burrowing owls or sign were observed within the study site. California ground squirrel burrows were observed within the study site. These burrows provide potential coversites for burrowing owls. Therefore, a survey for burrowing owls should be conducted within 30 days prior to ground disturbing activities if this study site is not developed by February 2012. If burrowing owls are discovered during the survey, consultation should be conducted with the CDFG to determine if mitigation for this species is required.

The Mohave ground squirrel is a state listed threatened species. The proposed project area was located within the geographic range of the Mohave ground squirrel. The study area did not contain suitable habitat to support Mohave ground squirrels. No mitigations for this species are recommended.

Table 2. List of wildlife species, or their sign, that were observed during the line transect survey of APNs 208-080-12 and 208-080-34, California City, California.

<u>Common Name</u>	<u>Scientific Name</u>
Rodents	Order: Rodentia
Kangaroo rat	<i>Dipodomys</i> sp.
California ground squirrel	<i>Citellus beecheyi</i>
Desert cottontail	<i>Sylvilagus auduboni</i>
Coyote	<i>Canis latrans</i>
Domestic dog	<i>Canis familiaris</i>
Side blotched lizard	<i>Uta stansburiana</i>
Common raven	<i>Corvus corax</i>
Rock dove	<i>Columba livia</i>
Horned lark	<i>Eremophila alpestris</i>
Harvester ant	Order: Hymenoptera
Ant (Small, black)	Order: Hymenoptera
Butterfly (yellow)	Order: Lepidoptera
Dragonfly	Order: Odonata
Spider	Order: Araneida
Grasshopper	Order: Orthoptera

Table 3. List of wildlife species that may occur within the study area, APNs 208-080-12 and 208-080-34, California City, California.

<u>Common Name</u>	<u>Scientific Name</u>
Deer mouse	<i>Peromyscus maniculatus</i>
Merriam kangaroo rat	<i>Dipodomys merriami</i>
Black-tailed jackrabbit	<i>Lepus californicus</i>
Western whiptail	<i>Cnemidophorus tigris</i>
European starling	<i>Sturnus vulgaris</i>
Mourning dove	<i>Zenaida macroura</i>
House finch	<i>Carpodacus mexicanus</i>
Darkling beetle	<i>Coelocnemis californicus</i>
Fly	Order: Diptera

The desert tortoise is a state and federally listed threatened species. The proposed project area was located within the geographic range of the desert tortoise. The study area did not contain suitable habitat to support desert tortoises. No mitigations for this species are recommended.

Based on the results of this survey, prairie falcons, alkali mariposa lilies, Barstow woolly sunflowers, and desert cymopterus are not expected to occur within the study area. No other state or federally listed threatened or endangered species are expected to occur within the proposed project area (California Department of Fish and Game 2002, Smith and Berg 1988, U.S. Fish & Wildlife Service 1990). This project is not expected to result in a significant adverse impact to biological resources.

Landscape design should incorporate the use of native plants to the maximum extent feasible. Native plants that have food and cover value to wildlife should be used in landscape design (Adams and Dove 1989). Diversity of native plants should be maximized in landscape design (Adams and Dove 1989).

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**LEGEND**

REVISED

October 19, 2007

JURISDICTION

CITY OF CALIF. CITY

SUBD. KEY

REF. SUBD.

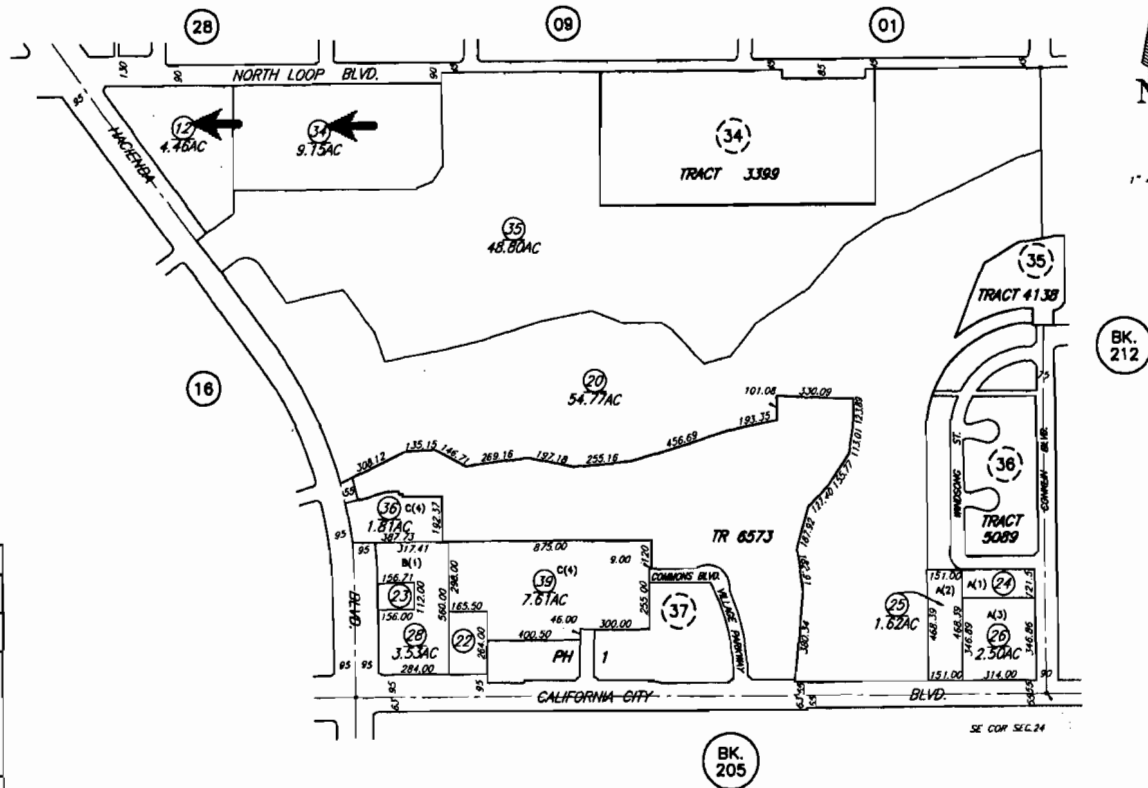
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(LOT DESIGNATIONS  
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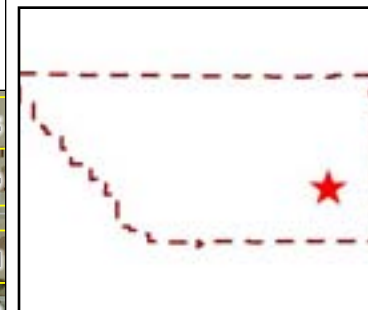
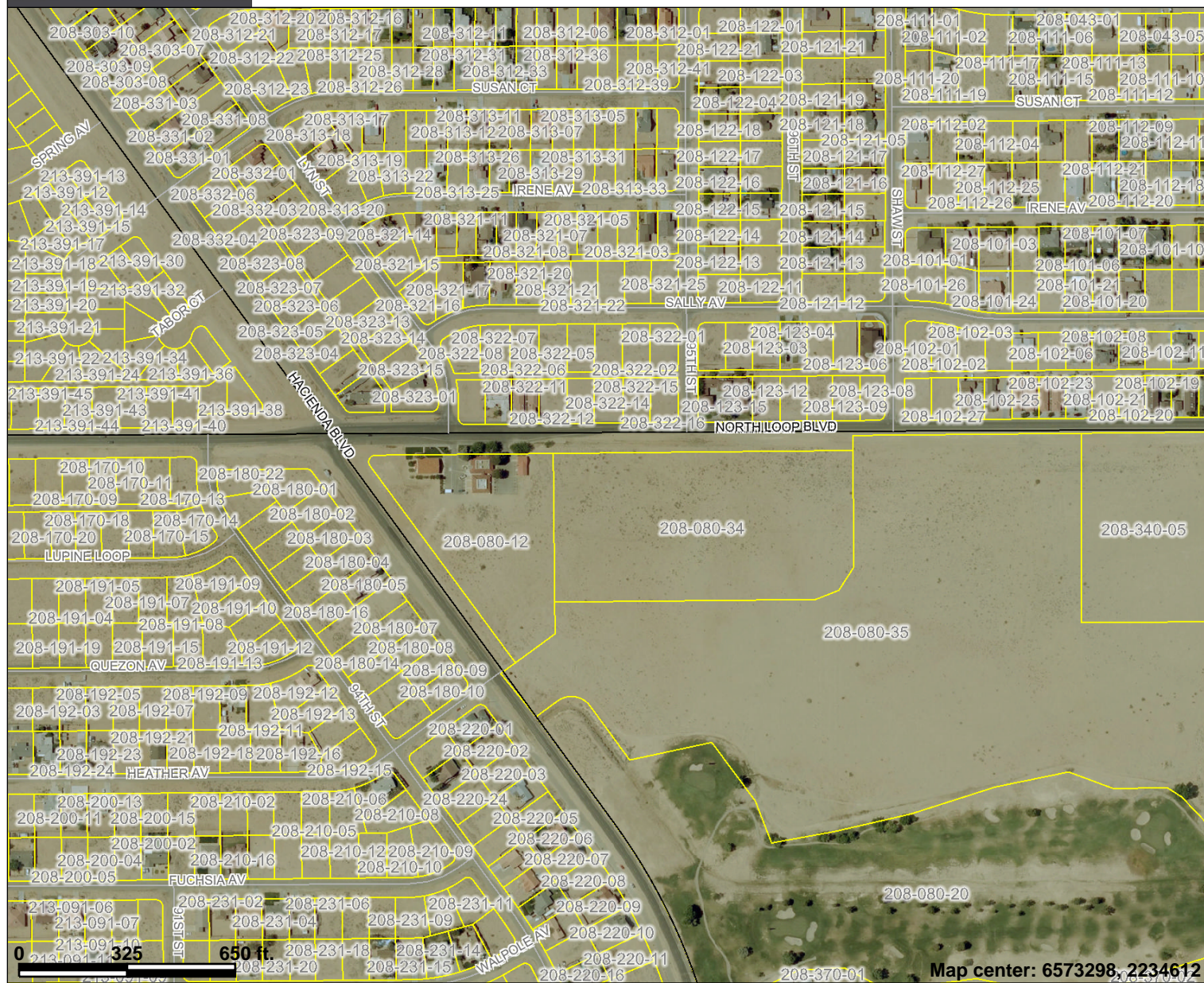
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subdivision law.



ASSESSORS MAP NO. 208-08  
COUNTY OF KERN



# APN 208-080-12 & APN 208-080-34



**Legend**

**Roads**

- Arterial
- Collector
- Highway
- Local
- Ramp
- Unpaved

County of Kern

Assessment Parcels

Aerial Photo 2008

Scale: 1:5,510

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